

Harberton Parish Neighbourhood Plan (HNP)

Meeting of the Steering Group

MINUTES 7.00pm, Thursday 25th May 2017 Harberton Parish Hall

Present: Ginny Davidson, Nuala McDonnell, Stanley Oldfield, Alex Williams, Charlie Wynne

Apologies: Roger Hands, Peter Kirkham, Sally Lougher, Dennis Smith.

Not in attendance: 0

Public: Chris Edwards

Minutes: Cat Radford

Chris Edwards attended the meeting to thank the HNP committee for updating the Neighbourhood Plan with reference to the site at Meadow Close and that an outline plan for development would be taken forward. The committee asked if the plans would include flooding mitigation. It was responded that solutions for run-off in event of development were in discussion.

Agenda

1. **Apologies were received** as above.

1.1 Record of two consecutive meetings missed It was noted that Peter Kirkham had missed two consecutive meetings.

2. **New members to the steering group** There were none.

3. **Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.** Members were reminded to submit their declaration of interests to the clerk.

4. **Consider approval of minutes of the last meeting** It was **AGREED** to sign the minutes of the meeting of 27th April 2017 as an accurate record.

5. **Actions from minutes not included elsewhere on the agenda**

5.1 Website update It had been noted that there had been two links to download the draft Neighbourhood Plan and that one was linking to an older version of the plan. This link has now been deleted.

5.2 Gathering data on Road Traffic Incidents within the Parish Devon County Council (DCC) has been asked to supply up to date data on traffic incidents within the Parish. DCC has requested a map showing which section of roads for which data is being requested. **ACTION: Charlie** agreed to produce a map and forward to Ginny.

5.3 List of protected areas Ginny had passed a copy of the inspectors decision on the Orchard in Harberton to Charlie, detailing protection of this land from building. Ginny was asked to forward an electronic copy of the document. It was noted that the protected areas that should be explicitly referred to within the plan would include the Orchard, Harberton, the Harberton Playing Field and the area at the ford in Harbertonford, registered as Common Land.

5.4 Review housing numbers from site 3 It was agreed that updating the housing numbers for site 3 would be included in the ongoing development on the chapter

5.5 South Hams Strategic Environmental Assessment and Habitats Regulations Screening Assessment It was reiterated that South Hams District Council (SHDC) no longer require the Parish Council to respond to the questionnaire as circulated, but to submit the most recent draft of the plan. It agreed to submit the draft plan to SHDC once the tree policy and site survey are complete.

6. **Consider comments from website** It was noted that the following comment had been received:

"The self build proposal in Harberton fails to take into account the single track lanes that surround it, any increase in traffic flow in this area would result in unacceptable levels of congestion. It smacks of profiteering riding on the back of the propaganda nonsense of House requirements"

It was **AGREED** to publish the comment.

It was **AGREED** to respond that it states throughout the draft HNP the consultation questionnaire showed overwhelming support for affordable housing in the Parish. All considerations of the HNP Steering Group are based on the realisation that there are only single track lanes serving the village of Harberton. A full site assessment on all proposed sites is yet to be completed.

7. Receive update from Parish Council meeting It was reported that no specific Neighbourhood Plan issues had been discussed. It was reported that Cllr Ginny Davidson had been elected Chair of the Parish Council at the Annual Meeting of the Parish Council.

8. Receive feedback from Community Led Housing meeting

Roger Hands had sent a brief report that commented the affordable housing meeting last week was not hugely instructive. Most was about self-build groups and the apparent lack of a centralised source for advice and purchase, but the lower end affordable seemed not to be very high on the agenda for most. SHDC's message was for communities to identify genuine housing need and then SHDC will do what they can to assist in implementation.

It had been noted that Nick Williams of the Harberton Community Land Trust (CLT) had been in attendance, suggesting the Parish Council should request an update to give his perspective on the meeting.

9. Consider feedback from South Hams District Council Neighbourhood Plan Team Planners and agree actions

9.1 The issue of use of the terms 'policy', 'land use policy' and 'aspiration' were discussed. **It was AGREED** to seek legal advice on the issue before acting on the advice of SHDC officers.

9.2 **It was AGREED** that a site assessment be completed for each proposed site within the Neighbourhood Plan.

The Steering Group considered the issues of importance for development within the parish and reviewed two site assessment tools, one from West Devon and one from Sedgemore. It was agreed to use both site assessment tools, and to include one further question about access to parking.

It was AGREED that all committee members undertake the site surveys together on Wednesday 7th and Thursday 8th June 2017.

It was AGREED to seek permission of all land owners to request access to each site.

9.3 The steering group reviewed the following comments made as made on the plan by Mandy Goddard, Neighbourhood Planning Officer, South Hams District Council.

Page 1: Comment "*Include further context in the Intro e.g. the status of NPs, why Harberton is doing an NP, the process of doing it, the area it covers, basic stats on the Parish etc.*" It was discussed that most of this information is included, but perhaps in not the right order. **ACTION: Charlie** agreed to make additions regarding the process and reorder layout making reference to the difference of the HNP to the Joint Local Plan (JLP).

Page 2: *the 'Vision' is normally written as a descriptive paragraph - e.g. 'By 2014, Harberton Parish will...'. These bullet points read more like objectives for the NP?* **It was AGREED** to retitle this section to 'objectives'.

Page 4 : *Comment Include a complete summary of up-to-date JLP policy relevant for the Parish.* **It was AGREED** to update the policy but not make a summary or quote detail of the JLP policy. **ACTION: Nuala**

Page 5: Local Need "*Update to reflect JLP policy*" **It was AGREED** to update **ACTION: Nuala and Ginny**

Page 6: Housing site popularity "*Refer to Site Assessments when completed*" It was agreed to review once site assessments have been undertaken.

Page 6: Policy H1 *See overall comments as discussed at the meeting on 27/04/17* It was clarified that these comments relate to inclusion of Site 9: Winsland House. **It was AGREED** to undertake the site survey and include more detail re site 9.

Page 7: Policy H2 “*Update to reflect JLP Policy DEV8. But ensure that NP policies don't merely repeat existing policy*” It was discussed whether the policy was enforceable. **It was AGREED** to receive legal advice from a planning lawyer on inclusion of points a. b. c.

Page 7: Location of development “*And national policy in the NPPF*” **It was AGREED** to add **ACTION: Nuala**

Page 7: New Housing Sites out of the ‘three’ main settlements. **It was AGREED** to take out word ‘three’

Page 7: Policy *What do these policies add to JLP TTV31?* **It was AGREED** to include in the introduction that from time to time the HNP might repeat national and local policy. This is done explicitly to reinforce those policies that are important to local people, and ensures that those policies remain current and in force, even if national or regional policy changes.

Page 8: Good Quality Design H5 “*How does this policy relate to JLP polices DEV20 - DEV22? How do you envisage them working together?*” **ACTION: Ginny** to review

Page 9: Policy H7 “*Need to ensure that this is appropriate and reasonable*” **It was AGREED** that evidence is required to support the policy and that maintenance of green spaces should be identified. It was suggested that the policy incorporate the following: ‘or contribute land or funding to community green space’.

Further comments had been made on the plan, however it was agreed that members of the steering group would review outside of the meeting and bring suggestions back to the next meeting.

10. Consider any revisions to the Plan and/or appendices None discussed.

11. Discuss ‘Have we got it right’ consultation process It was agreed to take this item off future agendas until the site survey and tree policy are complete.

It was agreed that the funding available for consultation and technical advice should be checked to ensure that the steering group was up to date on deadlines **ACTION: Charlie** agreed to check deadline and funds available.

11. Any other business None.

12. Confirm date and time of the next meetings

It was AGREED to cancel the meeting of Thursday 29th June 2017.

It was AGREED to hold the next ordinary meeting of the HNP Steering Group on EITHER Monday 10th July – circulate or 27th July 2017 depending on availability. Cat will circulate dates via a doodle poll.